

56-82

## 007988

**SCOTT B. BULLOCK** of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **PATRICIA M. BULLOCK** of Waterville, County of Kennebec, State of Maine, with warranty covenants, a certain lot or parcel of land located on the westerly end of Prospect Street and on the easterly side of Lantern Lane in Waterville, County of Kennebec, and State of Maine, further bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176; thence North sixty degrees forty-seven minutes fifty-five seconds West (N 60° 47' 55" W) along a parcel of land designated as "Cosgrove Home Lot" on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987, and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin; thence South seventy-five degrees nineteen minutes twenty-one seconds West (S 75° 19' 21" W) along the land designated as "Cosgrove Home Lot" on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane; thence along the easterly line of Lantern Lane in a southerly direction to an iron pin marking the northwesterly corner of land now owned by Willette as recorded in the Kennebec County Registry of Deeds in Book 1033, Page 320; thence South sixty degrees forty-seven minutes fifty-five seconds East (S 60° 47' 55" E) a distance of three hundred forty-four and ninety-eight hundredths feet (344.98') to an iron pin; thence North twenty-nine degrees fifty-two minutes fifty seconds East (N 29° 52' 50" E) a distance of one hundred thirty-nine and ninety-one hundredths feet (139.91') to the point of beginning.

The herein described parcel of land contains one and nine hundredths acres (1.09 Ac.), more or less.

Meaning and intending to convey and hereby conveying Lot #4 on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987, and recorded on March 11, 1987, in the Kennebec County Registry of Deeds.

Grantees, and their heirs and assigns, are hereby granted an easement of ingress and egress over and along a right of way more specifically referred to as Lantern Lane, so-called, as depicted on a plan entitled "Plan of Cosgrove Subdivision, Plan #E-87035, dated February 2, 1987, and recorded on March 11, 1987, in the Kennebec County Registry of Deeds.

Grantees shall not construct a building or erect a fence which will obstruct the Grantors' view of the Miller Library on the Colby College campus.

O'Donnell & Lee

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It is understood and agreed that this conveyance is made and accepted and the realty is hereby granted on and subject to covenants, conditions, restrictions and reservations numbered 1 through 10, inclusive, as more particularly set forth in the warranty deed recorded in the Kennebec County Registry of Deeds in Book 4169, Page 166, referenced below, which covenants, conditions, restrictions and reservations shall apply to and run with the conveyed land; all successive future owners and occupants shall have the right to invoke and enforce the covenants, conditions, restrictions and reservations applicable to this conveyance as the original parties hereto.

Being all in the same premises acquired by warranty deed from Michael Tofani and Christine R. Tofani to Scott B. Bullock and Patricia M. Bullock, dated June 30, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4169, Page 166.

This conveyance is made subject to the mortgages of record to Kennebec Federal Savings & Loan Association and Peoples Heritage Savings Bank recorded in Kennebec County Registry of Deeds.

WITNESS my hand and seal this 8<sup>th</sup> day of March 2002.

Scott B. Bullock  
Scott B. Bullock

STATE OF MAINE  
COUNTY OF KENNEBEC

March 8, 2002

Then personally appeared the above named Scott B. Bullock and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Judith A. Bean  
Notary Public - Attorney At Law

JUDITH A. BEAN  
Notary Public, Maine  
My Commission Expires May 15, 2003



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ATTEST: Beverly Austin-Fallaway  
ACTING REGISTER OF DEEDS